

SITE LOCATION MAP  
NOT TO SCALE

STEUBING RANCH  
LTD. PARTNERSHIP  
(UNDEVELOPED)  
VOLUME 8068, PAGE 1109  
VOLUME 8068, PAGE 1118  
VOLUME 8210, PAGE 2030

CONCORD CORPORATION  
(UNDEVELOPED)  
VOLUME 7273, PAGE 273

C.I.R.I. APARTMENTS LTD.  
(UNDEVELOPED)  
VOLUME 5897, PAGE 1797

STEUBING RANCH  
LTD. PARTNERSHIP  
(UNDEVELOPED)  
VOLUME 8068, PAGE 1109  
VOLUME 8068, PAGE 1118  
VOLUME 8210, PAGE 2030

EXISTING LIMESTONE QUARRY

#### LAND USE SUMMARY

COMMERCIAL	68.62 ACRES
RIGHT-OF-WAY	6.52 ACRES
TOTAL	75.14 ACRES

#### NOTES:

ENTIRE SITE ZONED B-3

WATER SOURCE : SAN ANTONIO WATER SYSTEM

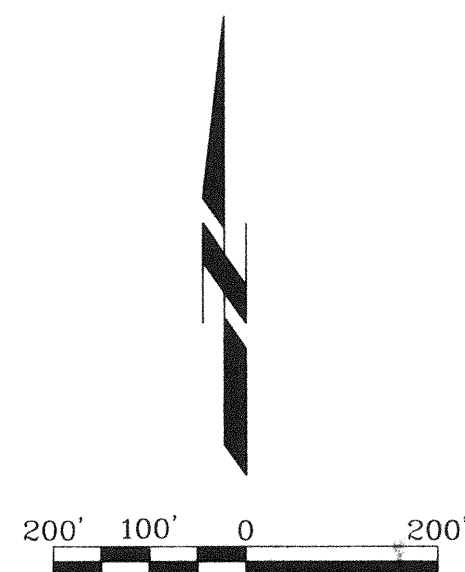
SANITARY SEWER : SAN ANTONIO WATER SYSTEM

LINE	BEARING	DISTANCE
L1	N79°15'30"E	56.79'
L2	S83°42'30"E	55.27'
L3	S71°46'01"E	148.81'
L4	S61°43'29"E	181.22'
L5	S66°43'18"E	98.72'
L6	S68°39'41"E	95.07'
L7	S63°20'21"E	57.88'
L8	S58°11'24"E	74.85'
L9	S61°38'35"E	106.79'
L10	S75°03'28"E	87.24'
L11	S87°51'58"E	109.64'
L12	N82°02'00"E	147.21'
L13	N72°37'22"E	146.91'
L14	N81°50'59"E	93.11'
L15	S89°27'08"E	140.52'
L16	N89°19'49"E	205.48'
L17	S82°03'22"E	144.95'
L18	N86°47'02"E	142.85'
L19	N84°47'55"E	67.48'
L20	S86°39'53"E	53.37'
L21	S71°01'02"E	32.99'
L22	S53°51'46"E	49.12'
L23	S44°17'08"E	63.67'
L24	S65°21'08"E	145.04'
L25	S70°36'51"E	164.57'
L26	S14°11'30"W	10.72'

#### LEGEND

CONTOUR LINES

EXISTING FLOOD PLAIN



#### OWNER

VENTANA OAKS JV  
TRUSTEE : JOHN HANNAH  
800 NAVARRO ST. #210  
SAN ANTONIO, TX 78205-1725

SONTERRA PRKWAY  
86' RIGHT-OF-WAY  
2 - 24' PAVEMENTS

PLAN HAS BEEN ACCEPTED BY

COSA  
1-13-03 #44A  
(date) (number)  
If no plats are filed, plan will expire  
On 7-14-09  
1st plat filed on

**CDS/MUERY SERVICES**  
Engineering & Surveying

3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

VENTANA OAKS  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
SAN ANTONIO, TEXAS

SHEET NO. 1  
OF 1 SHEETS  
FILE NO. 01031  
POADP1.DWG

NO	DATE	REVISION	BY
2	11-13-02	REVISED INTERSECTION OF VENTANA OAKS AND CAMBRIA, AND REVISED AREAS	JLD
1	9-10-01	REVISED C.L. ALIGNMENT OF VENTANA PARKWAY & RECALCULATED TRACT AREA	JLD

DESIGNED BY	
DRAWN BY	JLD
CHECKED BY	
REVIEWED BY	
DATE	SEPTEMBER 2001



# City of San Antonio

## POADP APPLICATION

RECEIVED  
01 MAR -7 AM 9:33  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

The platting of property in two more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: March 6, 2001 Name of POADP: Ventana Oaks  
Owners: Ventana Oaks JV Consulting Firm: CDS/Muery Services  
Address/Zip code: 800 Navarro #210 Address/Zip code: 3411 Magic Drive  
San Antonio San Antonio, TX 78229  
Phone: \_\_\_\_\_ Phone: 210-581-1111  
Existing Zoning: B-3 Proposed Zoning: B-3

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Project # of Phases: 4 ☒ Yes ☐ No  
San Antonio City Limits? ☒ Yes ☐ No  
Council District: 9  
Ferguson map grid 483 B8

Land area being platted?	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>5</u>	<u>69.16</u>

Is there a previous POADP for this Site? Name Ventana Oaks No. 414  
Is there a corresponding PUD for this Site? Name \_\_\_\_\_ No. \_\_\_\_\_  
Plats associated with this POADP or site? Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Kenny Rothe, P.E. Signature: 

Date: March 6, 2001 Phone: 210-581-1111 Fax: 210-581-5555



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file
- ☒ North arrow and scale of the map;
- ☒ Proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred-year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ A complete application and certification, 8 ½ x 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210) 207-7720;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @ 207-8265;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the North East Independent School District and they have been contacted concerning this development.

RECEIVED  
01 MAR - 7 AM 8:15  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICE DIVISION

☒ List Below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Kenneth Rothe Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

RECEIVED  
01 MAR - 7 AM 8:43  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION





# CITY OF SAN ANTONIO

January 13, 2003

Mr. Kenneth Rothe P.E.

CDS/ Muery Engineers  
3411 Magic Drive  
San Antonio, TX 78229

Re: Ventana Oaks

MDP/POADP # 414 - A

Dear Mr. Rothe:

The City Staff Development Review Committee has reviewed Cedar Creek Master Development Plan M.D.P.(formerly POADP) # 414. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) formerly POADP to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Rothe  
Page 2  
January 13, 2003

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Monciya", is written over the typed name.

Emil R. Monciya AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services  
Richard De La Cruz, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
2132437

AMT ENCLOSED

50-04-5573  
OAK TRAIL INVESTMENT CORP.  
11815 IH 10 WEST, STE. 107  
S.A. TX. 78230

AMOUNT DUE 381.10  
INVOICE DATE 3/15/2001  
DUE DATE 3/15/2001

-----  
PHONE: 000 - 0000

POADP  
VENTANA OAKS

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 3/15/2001 INVOICE 2132437 ACCOUNT 50-04-5573 DUE DATE 3/15/2001 OFFICE HOURS 7:45 - 4:30  
-----

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

-----  
AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 03/14/2001 CK# 4785 VENTANA OAKS  
END 03/14/2001  
-----

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

-----

C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

↓



REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
2177729

AMT ENCLOSED

50-04-5573  
OAK TRAIL INVESTMENT CORP.  
11815 IH 10 WEST, STE. 107  
S.A. TX. 78230

AMOUNT DUE 381.10  
INVOICE DATE 4/24/2001  
DUE DATE 4/24/2001

PHONE: 000 - 0000

POADP  
VENTURA

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
4/24/2001	2177729	50-04-5573	4/24/2001	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓  
RECEIVED  
01 APR 30 AM 8:49  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: END	04/23/2001 04/23/2001		CK#4796	VENTURA

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

↓  
CITY OF SAN ANTONIO  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1



# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

October 18, 2001

## P.O.A.D.P. REVIEW

Ventana Oaks

Located on US 281, south of Redland Road

Mike Herrera  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

### P.O.A.D.P. Reviewed for:

### Comments

#### Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

#### R.O.W. Requirements

None.

#### Access Limits/Restrictions

Access to US 281 will be as directed by "Regulations For Access Driveways to State Highways". This property is eligible for a maximum combined total of one access point. All access to the property identified as "Tract 1 Commercial" and "Tract 2 Commercial" shall be from proposed Ventana Parkway.

#### WPAP Requirements

At the time of platting a complete copy of the approved WPAP will be required. No access permits will be issued prior to receipt of the approved WPAP..

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

cc: CDS/Muerey Services



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☒ Traffic T.I.A.
- ☐ Zoning    ☐ Bexar County Public Works

01 MAR 20 AM 9:34

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

FROM: Michael O. Herrera, Planner II

Date 3-13-01

POADP NAME: VENTANA OAKS

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-23-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

A TIA IS REQUIRED

Ladd Sany

Signature

Senior Eng Tech

Title

3-19-01

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☒ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-10-03  
3-13-04

POADP NAME: VENTANA OAKS

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-23-04 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
03 JAN 10 PM 3:23

[Signature]  
Signature

Senior Engr.  
Title

1-10-03  
Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works:   ⇒ Streets   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Major Thoroughfare                      ☐ Traffic T.I.A.  
☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-13-01

POADP NAME: VENTANA OAKS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-23-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]

Signature

St. Eng. Assoc.

Title

3/23/01

Date





City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

(Check One)

Date: \_\_\_\_\_

- |   |   |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                 | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)          | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)     | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Plat Certification Request                     | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor           | <input type="checkbox"/> Other: _____                         |

Project Name: Ventana Oaks FILE # \_\_\_\_\_

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- |  |  |
|--|--|
| To: <input type="checkbox"/> Master Development Plan   | <input type="checkbox"/> Street and Drainage       |
| <input type="checkbox"/> Major Thoroughfare            | <input type="checkbox"/> TIA                       |
| <input type="checkbox"/> Neighborhoods                 | <input type="checkbox"/> Zoning                    |
| <input type="checkbox"/> Historic                      | <input type="checkbox"/> Tree Preservation         |
| <input type="checkbox"/> SAWS Aquifer                  | <input type="checkbox"/> Parks – Open Space        |
| <input type="checkbox"/> Storm Water Engineering       | <input type="checkbox"/> Fire Protection           |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____                  |  |

*Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies*

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Senior Planner

Date: 3/14/2002

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee.



☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Need 70' collectors, instead of the 60' row.

1. What is the purpose of the study?

2. What are the research objectives?

3. What is the research methodology?

4. What are the results of the study?

5. What are the conclusions of the study?

6. What are the limitations of the study?

7. What are the implications of the study?

8. What are the future research directions?

9. What are the contributions of the study?

10. What are the key findings of the study?

Christi L. La

Signature

SR ENGR. ASSOC.

### Title

01/08/03

Date \_\_\_\_\_

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

4785

**OAK TRAIL INVESTMENT CORP.**

11815 I.H. 10 W., STE. 107  
SAN ANTONIO, TEXAS 78230  
PH. 210-699-3227

**MCMULLEN COUNTY STATE BANK**

CAPITAL BRANCH  
8800 HUEBNER ROAD SAN ANTONIO, TEXAS 7824003/02/2001  
30-1454-1140

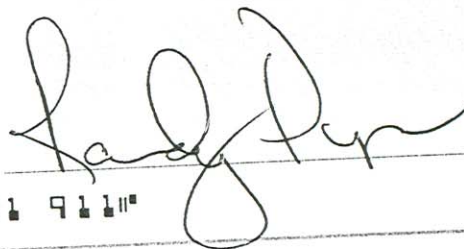
\*\*381.10  
\$

PAY TO THE ORDER OF The City of San Antonio

Three Hundred Eighty-One and 10/100\*\*\*\*\*

The City of San Antonio

DOLLARS



MP

MEMO Review fee / Norfolk Properties

⑈004785⑈ ⑆114014542⑆ ⑈0021911⑈

**OAK TRAIL INVESTMENT CORP.**

The City of San Antonio  
6085 - Contract Fees

03/02/2001

Review fees

4785  
381.10

*PD & AP.  
Ventana Oaks*

381.10

Cash - McMullen

Review fee / Norfolk Properties



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☒ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-13-01

POADP NAME: VENTANA CIRCLE

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-23-01 before the POADP committee.

☒ I recommend approval *WJ*

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

Zone B-3 - proposed uses  
are commercial - complies  
with adjacent POADP

Michael Herrera

Signature

Planner II

Title

032701

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☒ Major Thoroughfare                      ☐ Traffic T.I.A.                      **3-23-01**
- ☐ Zoning                                      ☐ Bexar County Public Works

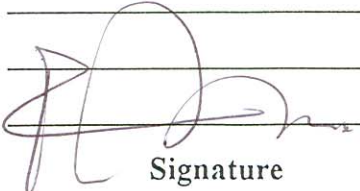
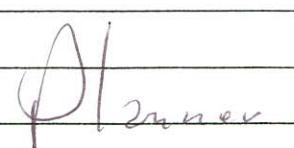
FROM: Michael O. Herrera, Planner II

Date ~~3-13-01~~

POADP NAME: VENTANA CIRCLE

**SUBJECT:** The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-23-01 before the POADP committee.

<b>PENDING TXDOT RELEASE</b>		
<input checked="" type="checkbox"/> I recommend approval	<input type="checkbox"/> I <u>do not</u> recommend approval	
On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____		
Comments: <u>HARDY CIRCLE IS ON THE MTP REQUIRING A</u> <u>MIN. OF 86' ROW. US. 281 IS ON THE MTP AND</u> <u>TXDOT SYSTEM REQUIRING A MIN OF 110' ROW</u> <u>AND TXDOT RELEASE</u>		
		<u>3-23-01</u>
Signature	Title	Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☒ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-13-01

POADP NAME: VENTANA OAKS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-23-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: HARDY OAKS IS ON THE MTP REQUIRING A MIN.  
OF 80' ROW. PROPOSE POADP DOES NOT ADDRESS THOROUGHFARE  
U.S. 281 IS ON THE MTP AND TXDOT SYSTEM REQUIRING  
A MIN. OF 110' ROW AND TXDOT RELEASE

[Signature]  
Signature

Planner  
Title

031401  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-13-01

RECEIVED MAR 13 2001

POADP NAME:

VENTANA ORIG.S

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-23-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

- Coordinate tree preservation
- Provide linkage to 100 yr flood plain for pedestrian neighborhood as greenbelt recommended
- free homes to greenbelt recommended

D. Kaut

Signature

Cely A. Boruit

Title

3/23/01

Date



# **Frame Impact Analysis (TIA) Threshold Worksheet**

Complete this form as an aid to determine if your project requires a Traffic Analysis, as per City Code, Section 19-69.

Project Name: Ventana Oaks POADP Tract 1

Location: North of 1604 and on the west side of 281, just north of Hardy Oaks

Applicant: Ventana Oaks JV

☒ Owner or ☐ Agent

Address: 800 Navarro Suite 210 San Antonio Texas 78205-1725

Phone Number: \_\_\_\_\_

Permit Type (check one):

☐ Zoning, N.C.B. \_\_\_\_\_ ☒ POADP # \_\_\_\_\_ ☐ Plat # \_\_\_\_\_ ☐ Bldg. Plan # \_\_\_\_\_ ☐ Other: \_\_\_\_\_

## Box A (Original TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

## Box B (Original TIA) *NON-RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Office Park		66,650 SF		7-8 AM / Wkdays	1.74/1000 SF	116	ITE Code: 750 other:

\*specify: \_\_\_\_\_

## Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

## Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: CDS/Muery Services, San Antonio Texas 78229 Date: March 6, 2001

Comments: Any comments or questions call Kenny Rothe @ 210-581-1111

## Box E (For Official Use Only, Do Not Write in this Box)

\_\_\_\_\_ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

\_\_\_\_\_ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

\_\_\_\_\_ The traffic impact analysis has been waived for the following reason(s): \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: GFA = Gross Floor Area (bldg. Size).

ITE = Institute of Transportation Engineers, Trip Generation, 6<sup>th</sup> Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.



## Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Analysis, as per City Code, Section 19-69.

Project Name: Ventana Oaks POADP Tract 2

Location: North of 1604 and on the west side of 281, just north of Hardy Oaks

Applicant: Ventana Oaks JV

☒ Owner or ☐ Agent

Address: 800 Navarro Suite 210 San Antonio Texas 78205-1725

Phone Number: \_\_\_\_\_

Permit Type (check one):

☐ Zoning, N.C.B. \_\_\_\_\_ ☒ POADP # \_\_\_\_\_ ☐ Plat # \_\_\_\_\_ ☐ Bldg. Plan # \_\_\_\_\_ ☐ Other: \_\_\_\_\_

### Box A (Original TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

### Box B (Original TIA) *NON-RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Shopping Center		157880 GLA		11-12AM / Saturday	4.97/1000 SF	785	ITE Code: 820 other:

\*specify: \_\_\_\_\_

### Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

### Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: CDS/Muery Services, San Antonio Texas 78229

Date: March 6, 2001

Comments: Any comments or questions call Kenny Rothe @ 210-581-1111

### Box E (For Official Use Only, Do Not Write in this Box)

\_\_\_\_\_ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

\_\_\_\_\_ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

\_\_\_\_\_ The traffic impact analysis has been waived for the following reason(s): \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

NOTE: GFA = Gross Floor Area (bldg. Size).

ITE = Institute of Transportation Engineers, Trip Generation, 6<sup>th</sup> Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.



## Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Analysis, as per City Code, Section 19-69.

Project Name: Ventana Oaks POADP Tract 3

Location: North of 1604 and on the west side of 281, just north of Hardy Oaks

Applicant: Ventana Oaks JV

Address: 800 Navarro Suite 210 San Antonio Texas 78205-1725

☒ Owner    or    ☐ Agent  
Phone Number: \_\_\_\_\_

Permit Type (check one):

☐ Zoning, N.C.B. \_\_\_\_\_ ☒ POADP # \_\_\_\_\_ ☐ Plat # \_\_\_\_\_ ☐ Bldg. Plan # \_\_\_\_\_ ☐ Other: \_\_\_\_\_

### Box A (Original TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

### Box B (Original TIA) *NON-RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Office Park		129,083 SF		7-8 AM / Wkdays	1.74/1000 SF	224	ITE Code: 750 other:

\*specify: \_\_\_\_\_

### Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

### Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: CDS/Muery Services, San Antonio Texas 78229 Date: March 6, 2001  
Comments: Any comments or questions call Kenny Rothe @ 210-581-1111

### Box E (For Official Use Only, Do Not Write in this Box)

\_\_\_\_\_ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

\_\_\_\_\_ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

\_\_\_\_\_ The traffic impact analysis has been waived for the following reason(s): \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: 10 MAR - 7 AM 8:43

NOTE: GFA = Gross Floor Area (bldg. Size). ITE = Institute of Transportation Engineers, Trip Generation, 6<sup>th</sup> Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.



## Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Analysis, as per City Code, Section 19-69.

Project Name: Ventana Oaks POADP Tract 4

Location: North of 1604 and on the west side of 281, just north of Hardy Oaks

Applicant: Ventana Oaks JV

Address: 800 Navarro Suite 210 San Antonio Texas 78205-1725

☒ Owner    or    ☐ Agent  
Phone Number: \_\_\_\_\_

Permit Type (check one):

☐ Zoning, N.C.B. \_\_\_\_\_ ☒ POADP # \_\_\_\_\_ ☐ Plat # \_\_\_\_\_ ☐ Bldg. Plan # \_\_\_\_\_ ☐ Other: \_\_\_\_\_

### Box A (Original TIA)    *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

### Box B (Original TIA)    *NON-RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Office Park		99,970 SF		7-8 AM / Wkdays	1.74/1000 SF	174	ITE Code: 750 other:

\*specify: \_\_\_\_\_

### Box C (Updated TIA)    If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

### Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: CDS/Muery Services, San Antonio Texas 78229    Date: March 6, 2001  
Comments: Any comments or questions call Kenny Rothe @ 210-581-1111

### Box E (For Official Use Only, Do Not Write in this Box)

- \_\_\_\_\_ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
- \_\_\_\_\_ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
- \_\_\_\_\_ The traffic impact analysis has been waived for the following reason(s):

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: GFA = Gross Floor Area (bldg. Size).    ITE = Institute of Transportation Engineers, Trip Generation, 6<sup>th</sup> Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.



## Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Analysis, as per City Code, Section 19-69.

Project Name: Ventana Oaks POADP Tract 5

Location: North of 1604 and on the west side of 281, just north of Hardy Oaks

Applicant: Ventana Oaks JV

Address: 800 Navarro Suite 210 San Antonio Texas 78205-1725

☒ Owner    or    ☐ Agent  
Phone Number: \_\_\_\_\_

Permit Type (check one):

☐ Zoning, N.C.B. \_\_\_\_\_ ☒ POADP # \_\_\_\_\_ ☐ Plat # \_\_\_\_\_ ☐ Bldg. Plan # \_\_\_\_\_ ☐ Other: \_\_\_\_\_

### Box A (Original TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

### Box B (Original TIA) *NON-RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Office Park		50,820 SF		7-8 AM / Wkdays	1.74/1000 SF	88.4	ITE Code: 750 other:

\*specify: \_\_\_\_\_

### Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

### Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: CDS/Muery Services, San Antonio Texas 78229 Date: March 6, 2001  
Comments: Any comments or questions call Kenny Rothe @ 210-581-1111

### Box E (For Official Use Only, Do Not Write in this Box)

\_\_\_\_\_ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

\_\_\_\_\_ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

\_\_\_\_\_ The traffic impact analysis has been waived for the following reason(s): \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: GFA = Gross Floor Area (bldg. Size).    ITE = Institute of Transportation Engineers, Trip Generation, 6<sup>th</sup> Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

October 17, 2001

Mr. Michael Herrera  
City of San Antonio  
Comprehensive & Transportation Planning  
P. O. Box 839966  
San Antonio, Texas 78283-3966

RECEIVED  
01 OCT 17 PM 3:49  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

**RE: VENTANNA OAKS PRELIMINARY OVERALL AREA  
DEVELOPMENT PLAN**

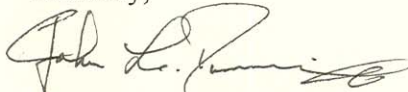
Mr. Herrera:

This letter is to inform you of the current status of the aforementioned P.O.A.D.P.. Although the plan which your office has in its possession has a date of February 2001 for the original submittal it was not submitted until the beginning of March. After the initial submittal we had some difficulty with TXDoT, however after several meetings with Judy Friesenhahn we have resolved these issues.

We have opted to have a third party prepare the TIA for this project. They are currently in the process of preparing the TIA and hopefully will have it ready for submittal in the near future. Once we receive this we will immediately forward it to your office.

Thank you for your cooperation with this project and should you have any additional questions feel free to contact me.

Sincerely,



John L. Dunivan II  
Engineering Technician



# Engineering & Surveying

# DOCUMENT TRANSMITTAL

DATE: **March 6, 2001**

CDS/MS PROJECT NO.:

01031

TO: **CSA Planning / Subdivision Sect. Attn Michael Herrera**

PROJECT NAME: **Ventana Oaks**

We are: (check that apply)

<input checked="" type="checkbox"/> <b>Forwarding</b>	<input type="checkbox"/> <b>Returning</b>	<input checked="" type="checkbox"/> Copies	<input type="checkbox"/> Originals	<input type="checkbox"/> Proposal
<input type="checkbox"/> Plans	<input type="checkbox"/> Specifications	<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Product Submittals	<input type="checkbox"/> Estimates
<input type="checkbox"/> Change Order	<input type="checkbox"/> Field Notes	<input type="checkbox"/> Cut Sheets	<input type="checkbox"/> Submittals	
<input type="checkbox"/> Mail	<input checked="" type="checkbox"/> Messenger	<input type="checkbox"/> Overnight	<input type="checkbox"/> Fax: _____	

COPIES	ORIGINALS	DESCRIPTION
8		Proposed POADP (bluelines)
1		8 1/2"x 11" Reduction (bond)
	1	Complete POADP Application
1 ea		5 TIA worksheets ( one for each tract)

RECEIVED

01 MAR -7 AM 8:44

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

*Check that apply:*

<input checked="" type="checkbox"/>	For your information:	<input checked="" type="checkbox"/>	For coordination purposes:	<input type="checkbox"/>	For your approval or correction:
<input checked="" type="checkbox"/>	For your review and comments:	<input type="checkbox"/>	Approved as noted:	<input type="checkbox"/>	Approved as submitted:
<input checked="" type="checkbox"/>	For your files:	<input type="checkbox"/>	For field use:		

Remarks:

**SENDER:**

**John Dunivan**

**COPIES TO:**

**file**

**CDS/MUERY SERVICES**  
Engineering & Surveying

**D O C U M E N T  
T R A N S M I T T A L**

DATE: March 13, 2001 CDS/MS PROJECT NO.: 01031  
TO: CSA Planning / Subdivision Section Attn.Michael Herrera  
PROJECT NAME: Ventana Oaks-POADP

We are: (check that apply)

☒ Forwarding ☐ Returning ☒ Copies ☐ Originals ☐ Proposal  
☐ Plans ☐ Specifications ☐ Shop Drawings ☐ Product Submittals ☐ Estimates  
☐ Change Order ☐ Field Notes ☐ Cut Sheets ☐ Submittals  
☐ Mail ☒ Messenger ☐ Overnight ☐ Fax: \_\_\_\_\_

COPIES	ORIGINALS	DESCRIPTION
	1	Disc Containing Files as listed

Check that apply:

☒ For your information: ☒ For coordination purposes: ☒ For your approval or correction:  
☒ For your review and comments: ☐ Approved as noted: ☐ Approved as submitted:  
☒ For your files: ☐ For field use:

Remarks:

On the following disc there is a zip file, which contains the Ventana Oaks POADP file in an AutoCad Release 14 format, as well as a Microstation J Format. Should you have an problems with either of these files feel free to contact me. Sorry they didn't make it down with the original Submittal.

RECEIVED  
01 MAR 13 PM 1:42  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

SENDER: John Dunivan COPIES TO: file



# CDS/MUERY SERVICES

Engineering & Surveying

# DOCUMENT

# TRANSMITTAL

RECEIVED

DATE: October 3, 2001

01 OCT -4 AM 11:41

CDS/MS PROJECT NO.:

101031

TO: Micheal Herrera / CSA Planning

PROJECT NAME: Ventana Oaks POADP

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

We are: (check that apply)

- |  |   |  |   |                                    |
|--|---|--|---|------------------------------------|
| <input checked="" type="checkbox"/> Forwarding | <input type="checkbox"/> Returning            | <input checked="" type="checkbox"/> Copies | <input type="checkbox"/> Originals          | <input type="checkbox"/> Proposal  |
| <input type="checkbox"/> Plans                 | <input type="checkbox"/> Specifications       | <input type="checkbox"/> Shop Drawings     | <input type="checkbox"/> Product Submittals | <input type="checkbox"/> Estimates |
| <input type="checkbox"/> Change Order          | <input type="checkbox"/> Field Notes          | <input type="checkbox"/> Cut Sheets        | <input type="checkbox"/> Submittals         |                                    |
| <input type="checkbox"/> Mail                  | <input checked="" type="checkbox"/> Messenger | <input type="checkbox"/> Overnight         | <input type="checkbox"/> Fax:               |                                    |

COPIES	ORIGINALS	DESCRIPTION
15		Revised POADP for Ventana Oaks

Check that apply:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> For your information:         | <input checked="" type="checkbox"/> For coordination purposes: | <input checked="" type="checkbox"/> For your approval or correction: |
| <input checked="" type="checkbox"/> For your review and comments: | <input type="checkbox"/> Approved as noted:                    | <input type="checkbox"/> Approved as submitted:                      |
| <input checked="" type="checkbox"/> For your files:               | <input type="checkbox"/> For field use:                        |  |

Remarks:

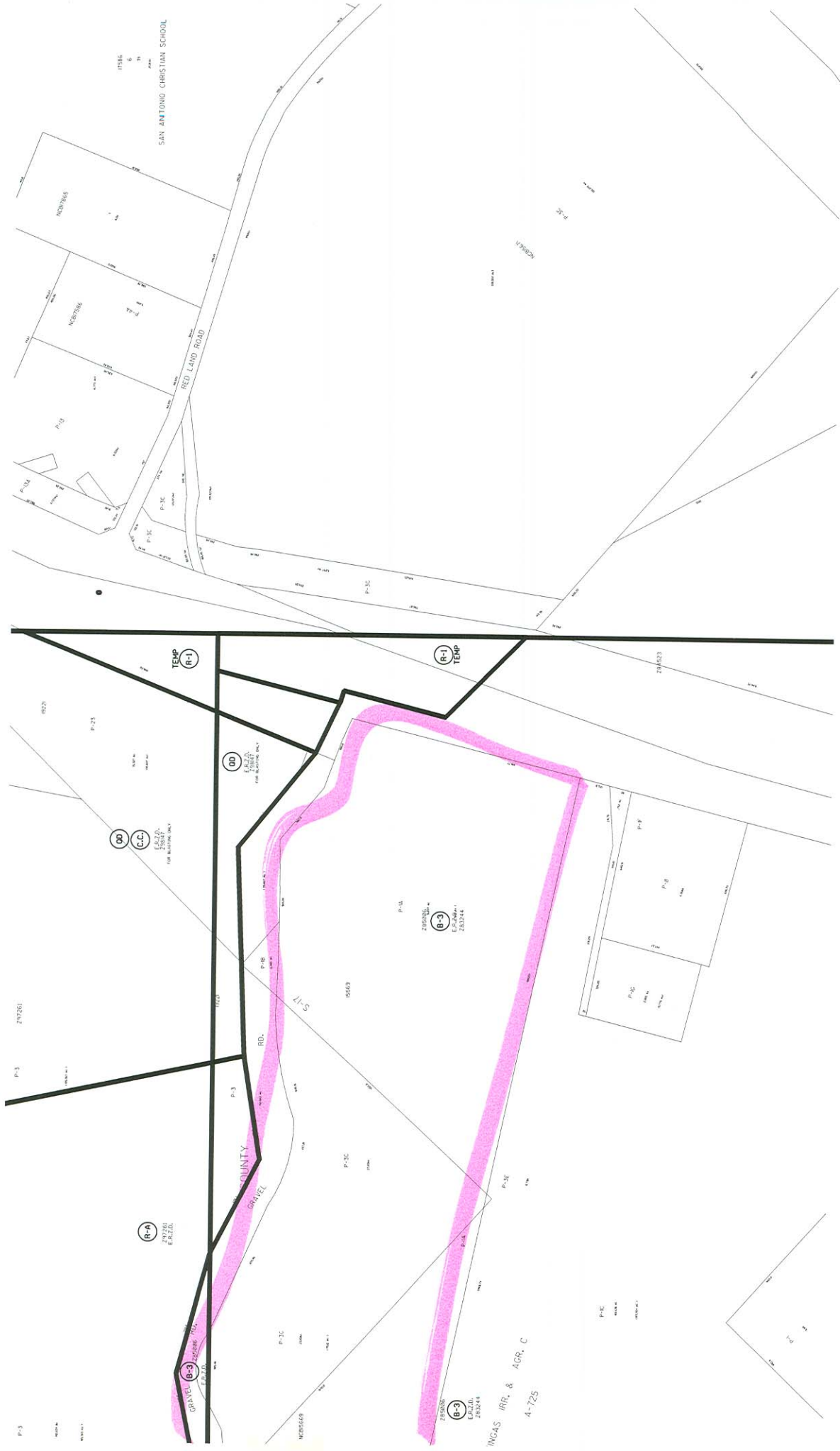
Mike, Please let me know if we need to submit directly to TXDOT or if they will receive a copy of the new POADP with this submittal. If you have any additional questions feel free to contact me at the numbers listed below.

Send the submittal directly to TX DOT  
and as soon as he get a response he would  
send it to you  
10/12/01

SENDER: John Dunivan

COPIES TO: file





SAN ANTONIO CHRISTIAN SCHOOL

RED LAND ROAD

GRAVEL RD.

INGAS IRR. & AGR. C  
4-725

(C-1)  
E. 2nd 1/2 Sec. 10, T. 23N, R. 10E, S. 17E  
FOR RELATING ONLY

(R-1)  
E. 2nd 1/2 Sec. 10, T. 23N, R. 10E, S. 17E  
FOR RELATING ONLY

(B-3)  
E. 2nd 1/2 Sec. 10, T. 23N, R. 10E, S. 17E  
FOR RELATING ONLY

(B-3)  
E. 2nd 1/2 Sec. 10, T. 23N, R. 10E, S. 17E  
FOR RELATING ONLY

(R-1)  
E. 2nd 1/2 Sec. 10, T. 23N, R. 10E, S. 17E  
FOR RELATING ONLY

(P-1)  
E. 2nd 1/2 Sec. 10, T. 23N, R. 10E, S. 17E  
FOR RELATING ONLY

Ventana Oaks	CDS/ Muery Drive	3/13/2001	3/13/2001	3/23/2001	N
			10/4/2001		

3/13/2001	3/23/2001	Y				3/13/2001	3/27/2001	Y/C

3/13/2001	3/23/2001		3/13/2001	3/19/2001	N	3/13/2001	3/23/2001	Y
	1/8/2003	N	10/4/2001	10/17/2001	N			
			11/20/2002					

						N/R		

8/18/2001			